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DC Zoning Commission

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RE: Statement of Disapproval – Zoning Case 24-11 (Douglas Development Rezoning Request)

Dear Members of the Zoning Commission,

I am writing to express my strong disapproval of Douglas Development's request to rezone the area identified in Zoning Case 24-11. This revised proposal is a significant and disappointing departure from the original, community-driven plan that was previously shared with the public.

Douglas Development's original vision included nine buildings with a 150,000 square-foot grocery store, residential units (20% of which were designated as affordable), 210 hotel rooms, 45,600 square feet of office space, and an additional 149,740 square feet of retail. This mixed-use development would have brought essential services, housing, jobs, and economic vitality to our neighborhood.

Now, the developer proposes replacing that vibrant plan with a large-scale warehouse. This change not only fails to meet the promises made to our community, but it also tarnishes one of Washington, DC's most visible entryways. The site sits at a major gateway into the city for travelers from Maryland and the broader I-95/BW Parkway corridor. Rather than being welcomed by a thriving urban hub, visitors will instead encounter an enormous industrial facility—hardly a reflection of the dynamic and inclusive city we aim to be.

We must prioritize development that reflects the long-term interests of the District's residents and neighborhoods. I urge you to **reject Zoning Case 24-11** and hold Douglas Development accountable to its original plan—one that would benefit our community and uphold the integrity of our city's entrance.

Thank you for your attention and consideration.

Sincerely,

R L Benavides

Richard Legg Benavides